

KNOW ALL MEN BY THESE PRESENTS that DOUGLAS A. LeBLANC and MILES C. WASHBURN, Trustees of W.B.S.X. TRUST, under declaration of Trust dated December 15, 1986, recorded Hampshire County Registry of Deeds, Book 2869, Page 257

~~being~~ for consideration paid, and in full consideration of \$129,000.00

grants to DERRICK B. ELMES and KRISTEN F. SKORPEN, husband and wife, as tenants by the entirety

of 289 Bay Road, Hadley, Hampshire County, MA with warranty covenants

~~the land xxx~~

(Description and encumbrances, if any)

The land in Amherst, Hampshire County, Massachusetts with the buildings thereon, on the northwesterly side of East Pleasant Street, bounded and described as follows:

Beginning at a concrete bound on the northwesterly side of East Pleasant Street, marking the southeasterly corner of the land herein described; thence N. 70° 21' 30" W. one hundred four and fifty hundredths (104.50) feet to an iron pipe; thence N. 23° 15' 30" E. one hundred fourteen and sixty hundredths (114.60) feet to a concrete bound; thence S. 55° 45' 30" E., one hundred seventeen and ten hundredths (117.10) feet to an iron pipe on the northwesterly side of East Pleasant Street; thence S. 37° 40' W. along East Pleasant Street, fifty three and fifty hundredths (53.50) feet to an iron pipe; thence S. 18° 50' W. along East Pleasant Street, thirty-four (34.00) feet to the place of beginning. Containing 10,727 square feet of land.

Being shown on plan entitled "Plan of Assessors' Lot No. 11c-254, 10,727 square feet of Land and Dwell. at 116 E. Pleasant St., Amherst, Hampshire Co., Massachusetts Property of Ruth M. Twiss and Marion C. Wheeler", dated November 11, 1963, by Tracy B. Slack, Registered Land Surveyor, recorded in Hampshire County Registry of Deeds, Plan Book 64, Page 70.

The above described parcel is a portion of Lot #1 as shown on a plan entitled "Property of George W. Westcott and Adrian H. Lindsey", surveyed by F. C. Moore in April, 1934, and recorded in said Registry, Plan Book 19, Page 54.

TOGETHER WITH a right of way to pass and repass, on foot and with vehicles, in common with others, over the roadway running along the southwesterly side of Lot #2 as shown on the Plan Book 19, Page 54 plan, and as shown on the Plan Book 64, Page 70 plan, with right of way being eighteen (18) feet in width and leading from the rear of the premises to said East Pleasant Street.

TOGETHER WITH and SUBJECT TO all other rights of way and easements of record, including those to which reference is made in deed of Walter L. Stevens, Trustee to The Hampshire Company, dated July 31, 1928, recorded in said Registry, Book 487, Page 432, and in deed of The Hampshire Company to George W. Westcott and Adrian H. Lindsey, dated June 19, 1934, recorded in said Registry, Book 896, Page 381.

Being all the same premises described in deed of Peter E. Bovenzi and Frank G. Bovenzi to Douglas A. LeBlanc and Miles C. Washburn, Trustees of W.B.S.X. Trust under Declaration of Trust dated December 15, 1986 and recorded in the Hampshire County Registry of Deeds in Book 2869, Page 257, which deed is recorded with the Hampshire County Registry of Deeds in Book 3126, Page 149.

116 East Pleasant Street, Amherst, MA

BK4291PG0124

Witness our hand and seal this 31st day of August 19 93

W.B.S.X. TRUST

By: Douglas A. LeBlanc
Douglas A. LeBlanc, Trustee

By: Miles C. Washburn
Miles C. Washburn, Trustee

Miles C. Washburn
(MILES C. WASHBURN ONLY)

DEEDS REC 13
HAMPSHIRE

09/01/93

CANCELLED

TAX 588.29
CHCK 588.24

9310A306 14:42
EXCISE TAX

The Commonwealth of Massachusetts

Hampshire ss.

August 31 19 93

Then personally appeared the above named DOUGLAS A. LeBLANC, as Trustee

and acknowledged the foregoing instrument to be the free act and deed, before me
of W.B.S.X. TRUST, before me

Sylvia J. Barrett Notary Public - ~~Notary Public for the State of Mass~~

My commission expires 8/30/96 19

Date Sept 1 1993 at 2 o'clock and 42 minutes P.M., Rec'd ent'd and exam'd

(THE FOLLOWING IS NOT PART OF THE DEED, AND IS NOT TO BE RECORDED.)

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration therefor, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.